



Rizzetta & Company

# **Talavera Community Development District**

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**Board of Supervisors  
Regular Meeting  
September 17, 2025**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813-994-1001**

**[www.talaveracdd.org](http://www.talaveracdd.org)**

# **TALAVERA COMMUNITY DEVELOPMENT DISTRICT**

Talavera Amenity Center, 18955 Rococo Road, Spring Hill, FL 34610

<b>Board of Supervisors</b>	Richard Henderson Christopher Walsh Pamela Plehal Marco Kremser David Posey	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Sean Craft	Rizzetta & Company, Inc.
<b>District Counsel</b>	Scott Steady	Burr Forman, PA
<b>District Engineer</b>	Stephen Brletic	BDI Engineers

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# TALavera COMMUNITY DEVELOPMENT DISTRICT

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District Office – Wesley Chapel, Florida (813) 994-1001  
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

September 10, 2025

**Board of Supervisors  
Talavera Community  
Development District**

## **AGENDA**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Talavera Community Development District will be held on **Wednesday, September 17, 2025, at 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610. The following is the agenda for the meeting:

### **BOS MEETING:**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. FLA Landscapes and Lawns
    - i. Review of the Landscaper Report ..... Tab 1
    - ii. Consideration of Proposal for Seasonal Flowers ..... Tab 2
    - iii. Consideration of Proposal for Replacement of  
Dead Tree on Talavera Parkway ..... Tab 3
    - iv. Consideration of Proposal for Viburnum Replacement ..... Tab 4
  - B. Solitude
    - i. Review of the Aquatics Report ..... Tab 5
    - ii. Consideration of Proposal to Add Mosquito  
Fish to Ponds ..... Tab 6
  - C. Clubhouse Manager
    - i. Review of Clubhouse Manager's Report ..... Tab 7
  - D. District Engineer
  - E. District Counsel
  - F. District Manager
    - i. Review of the District Manager's Report ..... Tab 8
- 4. BUSINESS ITEMS**
  - A. Consideration of Contract for Professional District  
Management Services ..... Tab 9
  - B. Consideration of FY 2025-2026 EGIS Insurance  
Renewal Proposal (Under Separate Cover)

**5. BUSINESS ADMINISTRATION**

- A. Consideration of Minutes of the Board of Supervisors'  
Regular Meeting held on August 21, 2025..... Tab 10
- B. Consideration of Operation & Maintenance  
Expenditures for July 2025..... Tab 11

**6. SUPERVISOR REQUESTS**

**7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, or need to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at [scraft@rizzetta.com](mailto:scraft@rizzetta.com).

Sincerely,  
*Sean Craft*  
Sean Craft  
District Manager



## **Tab 1**



## Talavera CDD Landscape Report 9/8/25

**Maintenance:** I did a visual walkthrough of some of the ponds along the back part of the community. Still noting some residents that are depositing mostly organic material over the property line/fences into the common areas.



Also.. I did receive a report from a few of my crewmembers that over the last couple of weeks, there has been a small dog that has been chasing the crew and nipping at them in the common area around the end of Porfirio. I have not been able to pinpoint the exact area at time of this report, but will try to do so by meeting date.

If we could please request an email blast/FB post to the community reminding them to please not throw material into the common areas AND to please contain their dogs. Thank you!

**Irrigation:** Status quo on irrigation. A broken head was reported to the community manager on the Parkway opposite of Criollo near a dog station. This is repaired. I would like to commend the residents for posting/reporting these breaks as they see them. With inspections only occurring monthly and my random nighttime journeys, these breaks are not always spotted. Many eyes makes life easier!

**Fertilization:** Spot treatment of turf weeds will occur this month along with fertilization of shrubs/trees.

**Flowers:** Flowers are scheduled to be changed out the beginning of October, prior to the next Board meeting, so I have included the proposal for the change out for review and approval.

**Landscape:** Two proposals provided for plant replacement along the Parkway. The first is for a dead maple that I believe was a replacement from the tree that was damaged during the truck accident. This is on the south side of the Parkway between Criollo and Malinche.

The second proposal is to fill in a section of the viburnum hedge on the north side of the Parkway just to the west of Criollo. This is NOT the section that was replaced from the pool installation on 18524 Rococo. It is to the east of that location.





**Pond FPC7-** I walked back behind the end of the cul-de sac on Cortez Creek and located the pond in question. As you can see in the photos... the area has a wire fence that is blocking access from our mowable area to that pond. A gate would need to be installed with a lock for us to be able to access this area for any type of maintenance. I did not notice any other access areas. I can meet with Solitude on their next visit and see if there are any alternatives.



Respectfully submitted,

Dave Doreo

## **Tab 2**



## **Tab 3**





## Tab 4



## **Tab 5**

# SOLITUDE

LAKE MANAGEMENT



## Talavera CDD Waterway Inspection Report

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**Reason for Inspection:** Monthly required

**Inspection Date:** 2025-09-02

**Prepared for:**

Sean Craft  
Rizzetta & Company

**Prepared by:**

Nick Margo, Aquatic Biologist

Wesley Chapel Field Office  
[SOLITUDELAKEMANAGEMENT.COM](http://SOLITUDELAKEMANAGEMENT.COM)  
888.480.LAKE (5253)

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PONDS

PONDS

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SITE MAP 10



**Site: 100****Comments:**

Normal growth observed

Normal shoreline weed growth will need an herbicide application. A submersed weed application will also be needed for Chara that is starting to grow on the bottom of the pond.

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

**Site: 105****Comments:**

Site looks good

Site is doing much better with a small stand of beneficial plants and no more floating weeds.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Site: 110****Comments:**

Normal growth observed

Site still has some floating weeds and just recently had an application applied to it. Results should be seen in the next couple of days.

**Action Required:**

Routine maintenance next visit

**Target:**

Floating Weeds





**Site: 120/130****Comments:**

Site looks good

Site 120c has a healthy stand of beneficial plants.

Site 130 has a very small amount of water.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Site: 150****Comments:**

Normal growth observed

Site just had a systemic application to target the naiad (submersed weeds). It will take a couple of weeks for this weed to go away. I will keep an eye on it and do any follow-up application

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

**Site: 160****Comments:**

Normal growth observed

Site is doing well but will need an herbicide application for the shoreline grasses. This will keep the site looking its best.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds





**Site: 170****Comments:**

Site looks good

Site is doing very well with a healthy stand of beneficial plants. No issues to note at this time.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Site: 180****Comments:**

Site looks good

Water levels are at the high water mark. No issues to note at this time.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Site: 190****Comments:**

Normal growth observed

A small amount of algae growth has started forming around the perimeter of the pond. An algaecide application will keep it under control.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae





**Site: 200****Comments:**

Normal growth observed

Shoreline grasses will need a herbicide application for best control. A small film of algae will also need an algaecide application for best control.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Site: 220****Comments:**

Normal growth observed

Surface algae will need an algaecide application during our next visit to control it from spreading. It is growing in the shallow waters along the

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

**Site: 230****Comments:**

Normal growth observed

Floating weeds are no longer present. A herbicide application will be needed for the grasses growing in the middle of the pond.

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation





**Site:** FPC4**Comments:**

Normal growth observed

An herbicide application was recently performed on this pond for the grasses. Results will be seen in around one week.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

**Site:** FPC5**Comments:**

Normal growth observed

Some shoreline weeds will need an herbicide application. The site will also need a submersed weed application.

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

**Site:** FPC6**Comments:**

Site looks good

Some of the cattails have been pushed back. A follow-up application will be needed for best control.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

### Management Summary

A lot of normal growth was observed this month. Most of what we are continuing to see are shoreline weeds and grasses that are growing into the ponds. A few of the ponds have new submersed weed growth. A recent application was made to site 150 and results should be noticed in the next couple of weeks. During our next visit, we will continue these applications to any of the ponds with new submersed weed growth. A follow-up applications was made to the floating weeds on site 110 and is looking much better.

Water levels have gone up in some of the ponds while others still remain low. The culverts and water flow structures will continue to be monitored to make sure nothing will block the flow of water. Especially now that we are in hurricane season. An herbicide application is also needed for all the normal growth during each visit. This will get rid of and help prevent future weeds and grasses from growing into the ponds.

Thank You For Choosing SOLitude Lake Management.

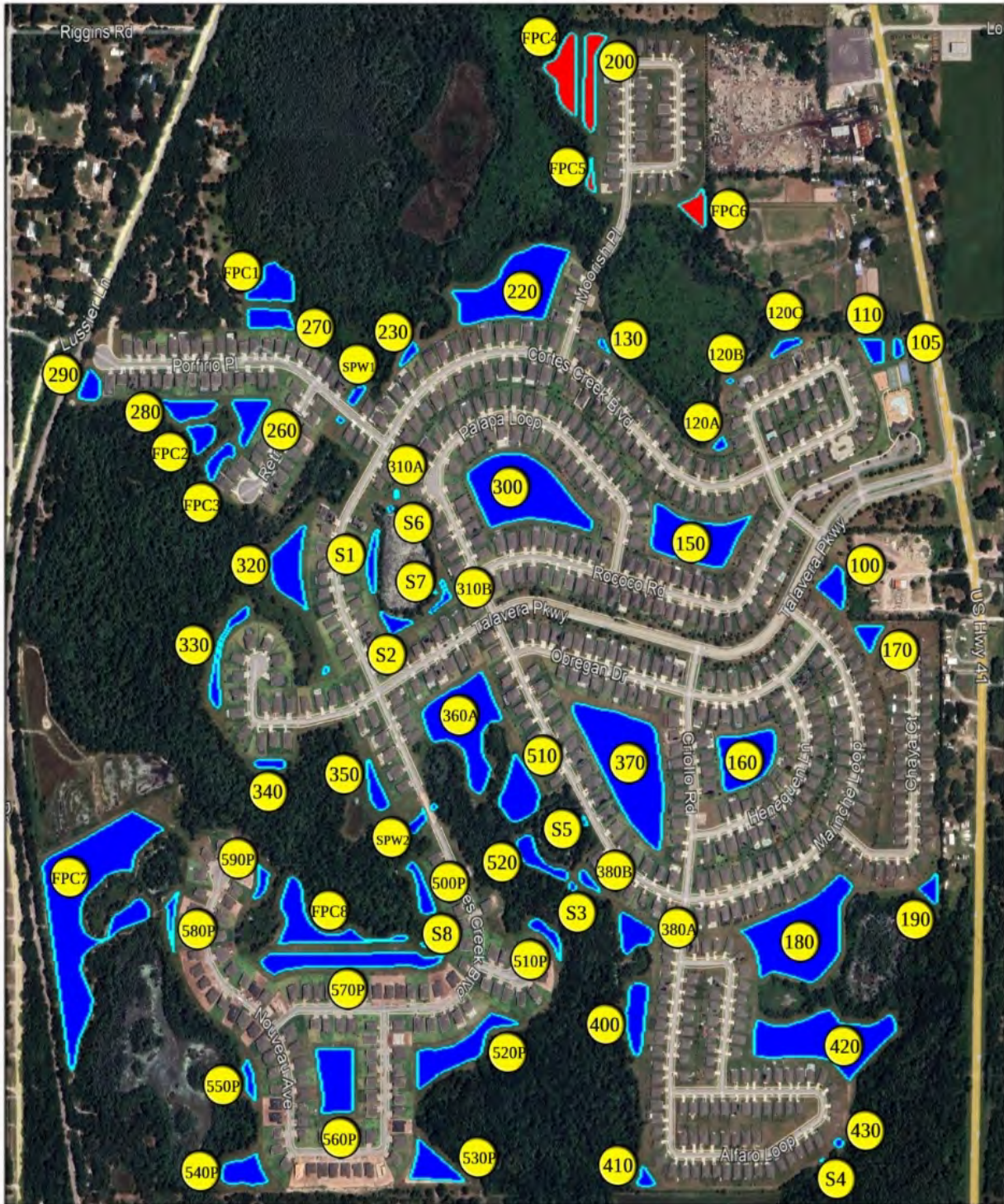
Site	Comments	Target	Action Required
100	Normal growth observed	Submersed vegetation	Routine maintenance next visit
105	Site looks good	Species non-specific	Routine maintenance next visit
110	Normal growth observed	Floating Weeds	Routine maintenance next visit
120/13	Site looks good	Species non-specific	Routine maintenance next visit
150	Normal growth observed	Submersed vegetation	Routine maintenance next visit
160	Normal growth observed	Shoreline weeds	Routine maintenance next visit
170	Site looks good	Species non-specific	Routine maintenance next visit
180	Site looks good	Species non-specific	Routine maintenance next visit
190	Normal growth observed	Surface algae	Routine maintenance next visit
200	Normal growth observed	Species non-specific	Routine maintenance next visit
220	Normal growth observed	Surface algae	Routine maintenance next visit
230	Normal growth observed	Submersed vegetation	Routine maintenance next visit
FPC4	Normal growth observed	Shoreline weeds	Routine maintenance next visit
FPC5	Normal growth observed	Submersed vegetation	Routine maintenance next visit
FPC6	Site looks good	Shoreline weeds	Routine maintenance next visit





## Talavera CDD Spring Hill, FL

1-888-480-5253



NPM 04/2024

## **Tab 6**

## **SERVICES AGREEMENT**

PROPERTY NAME: **Talavera CDD**

CUSTOMER NAME: **Talavera CDD**

SERVICE DESCRIPTION: One time fish stocking of Gambusia/Mosquitofish

EFFECTIVE DATE: **09/03/2025**

SUBMITTED TO: Sean Craft

SUBMITTED BY: Kyle Wilson

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.
5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.





6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION: LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.





11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at [www.adr.org](http://www.adr.org), or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.



19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

[Talavera CDD]

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Please Remit All Payments to:**

**SOLitude Lake Management, LLC  
1320 Brookwood Drive Suite H  
Little Rock AR 72202**

**Customer's Address for Notice Purposes:**

\_\_\_\_\_

**Please Mail All Notices and Agreements to:**

**SOLitude Lake Management, LLC  
1253 Jensen Drive, Suite 103  
Virginia Beach, VA 23451**



#### **SCHEDULE A – SCOPE OF SERVICES**

##### Fish Stocking

1. Mosquitofish (Gambusia) will be stocked to bring balance to the ecosystem and help reduce mosquito larvae populations
2. Mosquitofish (Gambusia) will be stocked at a rate of 1000 1-2" fish per surface acre of water. The total number of fish stocked will be 26,000 fish. This number reflects the 16 ponds totaling about 26 surface acres.

#### **SCHEDULE B – PRICING SCHEDULE**

Total Price: **\$4,992.00** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of the services: remaining 50% of the Total Price

## **Tab 7**



## Monthly Operations Report August 2025 - (August 20 to Sept. 17 2025)

**Talavera Community Development District (CDD)**  
**18955 Rococo Road, Spring Hill, FL 34610**  
**Phone: 813.536.0019, Email: [manager@talaveraclub.com](mailto:manager@talaveraclub.com)**

### Clubhouse Operations/Maintenance Update:

Every other day, pool & splash pad are water tested and log in to the pool records.  
Daily routine organizing lounge chairs & chairs, wipe all tables and trash recovery.  
Daily routine check bathrooms, cleaned, with toilet paper, soap & hand towels.  
Daily routine clean windows and door glass; wipe down window sill  
Daily routine check for facilities, safety and trash check.  
Daily routine blow debris and clean the clubhouse and amenities area.  
Twice a week pickup dog waste at all stations and replace with clean bags.  
Wipe mailbox with Stainless Steel, brush walls and ceiling.  
Deep carpet cleaning kitchen and office.  
Detailed cleaning large community board on Talavera Parkway.  
Detailed Fire ant treatment outside the surroundings areas of Clubhouse.  
Detailed weed killer around pool and amenity.  
Detailed every other day wasp/hornets at tennis court .  
Check & secure tight all loose gates magnets plates.  
Organize Maintenance closet.  
Check play ground for safety issues and in good working order, debris free.  
Check basketball court and tennis court (net tightening).  
Inventory of cleaning/bathroom materials need.  
Drive around the community and check for anything required our attention or in violation. Keep records (Street parking).  
Daily routine of handling/solving resident issues.  
Plan/coordinate events, purchase what is needed.  
Create the Flyers for the following month events  
Send e-blast newsletter end of month .  
As off 7-31-2025 1210 Fobs y/o access & updating the Residents Information Form  
End of the month Reports, Debit, Square, Monthly Operations Reports & Extra Duty Monthly Report.

## **Other Jobs Done by Staff**

1. Pump Station Fence Located Cortes Blvd. & Criollo -sprayed & cleaned - Exhibit A
2. Vacuum & cleaned the three A/C
3. Exit Sign at clubhouse entrance was renewed (was faded) - Exhibit B
4. Radar August Report -Exhibit C
5. Radar July Report - Exhibit D

## **Status of Approved Items on CDD Meeting of August 20, 2025**

1. Emailed to District Engineer pictures regarding the roadway degrading at the entrance to SR41. Exhibit - E
2. Reached out on August 21, Tim Gay his proposal was approved, he let me know he placed the order for the north side monuments, once he gets them he will install both South & North at the same time.
3. Emailed to District Engineer pictures broken curb at Conquistador corner of house 13054 - Exhibit - F
4. Emailed to District Engineer picture broken curb at Malinche front house 19128 - Exhibit G
5. Emailed to District Engineer picture broken curb at corner Talavera Pkwy & Baragan - Exhibit H
6. Emailed to District Engineer pictures of the woods conditions bridge located at Cortes Creek - Exhibit I

For Approval

## CALENDAR UPCOMING EVENTS, MEETING & FOOD TRUCKS

# OCTOBER

## 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Cookie Day 12-4pm	2	3 Dot Mandala Board CDD 3:30-5:30pm Food Truck 5-8pm	4 Paint & Sip 4:30-6:30pm
5	6	7 Arts & Craft 10-1pm Spirit Meeting 6:30pm	8 Cookie Day 12-4pm	9	10	11 Adult Event by Spirit Comm. Blood Drive 1:30-4:30pm Food Truck 5pm
12	13	14 Arts & Craft 10-1pm Men of Valor 6:55- 9 pm	15 Cookie Day 12-4pm CDD Meeting 6:00pm	16	17 Haunted House getting ready Food Truck 5-8pm	18 Haunted House by Spirit Comm.
19	20	21 Arts & Craft 10-1pm HOA Meeting 6:00pm	22 Cookie Day 12-4pm	23	24	25 Private Party 9am-2pm Trunk & Treat by Spirit Comm. Food Truck 5pm
26	27	28 Arts & Craft 10-1pm	29 Cookie Day 12-4pm	30	31 Spooky Kids by Talavera CDD 1-4pm Food Truck 5pm	



## EXHIBIT A

### Cortes Creek Blvd Pump Station Fence



### Criollo Pump Station Fence







## Master Data Report



Select Sign #	406908
Change Street Name	Talavera Parkway
Set Speed Limit/ Bins	30 MPH Bin Type: NB

SUMMARY TABLE 15 MIN SEGMENT RECORDS

Serial # 406908

Street: Talavera Parkway

Speed Limit: 30 MPH

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % based on Avg. Spd.	Speeders > 5 MPH based on Avg. Spd.	Speeders > 10 MPH based on Avg. Spd.	Speeders > 15 MPH based on Avg. Spd.	Fastest Time Period	Speeders > 5 MPH based on Peak Spd.	Speeders > 10 MPH based on Peak Spd.	Speeders > 15 MPH based on Peak Spd.	Daily 85th %tile Speed	Daily Average Speed
Aug 1	1294	231	18%	49	5	0	1:45p	150	21	0	35	24.4
Aug 2	1200	236	20%	41	2	0	1:15p, 9:30p	133	16	0	35	24.5
Aug 3	1054	238	23%	51	6	0	2:45p	141	16	1	35	25.5
Aug 4	1138	279	25%	63	4	1	2:00p	144	20	3	35	25.6
Aug 5	1223	269	22%	58	7	0	1:30p	174	32	1	35	25.1
Aug 6	1206	220	18%	47	4	1	3:30p	125	10	1	35	24.1
Aug 7	1174	180	15%	44	7	0	12:15a	102	16	1	34	23.3
Aug 8	1226	212	17%	34	3	0	3:30p	110	11	0	34	24.4
Aug 9	1163	263	23%	52	8	3	7:45p	146	21	4	35	24.6
Aug 10	1080	219	20%	48	4	1	6:45p, 7:45p	139	16	1	35	24.6
Aug 11	1264	201	16%	41	2	0	2:00p	128	14	0	35	24.2
Aug 12	1262	203	16%	42	4	1	3:45p	129	17	1	34	24.3
Aug 13	1295	207	16%	28	4	0	1:30p, 3:30p	115	14	0	34	24
Aug 14	1320	217	16%	48	3	1	5:30p	142	17	1	34	24.1
Aug 15	1388	196	14%	28	5	1	5:30p	116	15	1	34	23.9
Aug 16	1236	222	18%	58	8	0	4:30p	142	22	1	35	24.7
Aug 17	1123	226	20%	53	6	0	4:45p	146	26	0	35	25
Aug 18	1224	215	18%	49	5	1	1:30p	143	27	1	35	24.3
Aug 19	1330	186	14%	34	6	1	5:30p	120	17	3	34	23.8
Aug 20	1302	171	13%	45	3	0	5:30p	110	12	0	34	23.7
Aug 21	1299	215	17%	41	4	1	1:00p	125	16	2	34	24.3
Aug 22	1329	188	14%	33	4	1	3:30p	126	14	1	34	23.7
Aug 23	1131	236	21%	51	6	0	8:45p	133	16	0	35	24.3
Aug 24	1017	230	23%	42	4	3	5:30p	119	17	5	35	24.7
Aug 25	1219	190	16%	35	4	1	5:30p	114	16	2	34	23.9
Aug 26	1286	198	15%	27	4	1	4:45p	110	11	1	34	24
Aug 27	1300	192	15%	44	5	1	4:30p	124	22	3	34	23.9
Aug 28	1348	199	15%	40	3	0	3:15p	129	16	1	34	24.2
Aug 29	1341	188	14%	39	3	1	5:30p	123	15	3	34	23.7
Aug 30	1285	224	17%	41	5	1	2:45p	137	20	2	35	24



## Master Data Report



Select Sign #	406908
Change Street Name	Talavera Pkwy
Set Speed Limit/ Bins	30 MPH Bin Type: NB

## SUMMARY TABLE 15 MIN SEGMENT RECORDS

Serial # 406908

Street: Talavera Pkwy

Speed Limit: 30 MPH

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % Avg. Spd.	Speeders > 5 MPH based on Avg. Spd.	Speeders > 10 MPH based on Avg. Spd.	Speeders > 15 MPH based on Avg. Spd.	Fastest Time Period	Speeders > 5 MPH based on Peak Spd.	Speeders > 10 MPH based on Peak Spd.	Speeders > 15 MPH based on Peak Spd.	Daily 85th %tile Speed	Daily Average Speed
Jul 1	1180	260	22%	60	9	1	1:30p	166	23	1	35	25.3
Jul 2	1210	278	23%	71	13	1	5:15p	170	29	4	35	25.4
Jul 3	1219	273	22%	56	7	0	5:00p	169	26	1	35	24.8
Jul 4	1104	298	27%	67	13	1	5:45p	183	33	2	36	24.7
Jul 5	1095	257	24%	56	8	1	4:00p, 5:15p	141	30	2	35	24.2
Jul 6	1049	259	25%	50	3	0	1:15p	132	15	0	35	25
Jul 7	1154	250	22%	62	8	0	6:45p	154	19	0	35	25.1
Jul 8	1247	271	22%	48	3	0	5:15p	164	27	0	35	24.8
Jul 9	1204	257	21%	48	4	0	5:00p	135	20	0	35	24.9
Jul 10	1201	278	23%	64	5	2	9:00p	176	23	4	35	25.4
Jul 11	1274	269	21%	53	3	0	5:30p	163	18	1	35	25.1
Jul 12	1134	270	24%	56	11	1	4:30p	171	32	2	36	25.6
Jul 13	1057	270	26%	70	6	1	12:00a	169	22	3	36	25.8
Jul 14	1153	229	20%	61	6	0	3:45p	146	22	2	35	23.8
Jul 15	1229	216	18%	55	7	1	1:30p	146	24	3	35	24
Jul 16	1219	244	20%	53	5	1	5:45p	155	16	2	35	24.9
Jul 17	1260	222	18%	51	2	0	6:30p	150	21	1	35	24.6
Jul 18	1290	228	18%	38	9	0	3:30p, 5:30p	136	21	0	35	24.7
Jul 19	1164	257	22%	44	3	0	3:30p	153	15	0	35	25.5
Jul 20	1059	260	25%	59	7	1	4:45p	151	21	2	35	25.2
Jul 21	1167	227	20%	47	5	0	5:15p	140	17	0	35	24.6
Jul 22	1013	165	16%	30	7	0	3:15p	92	14	0	34	23.8
Jul 23	1136	242	21%	39	3	0	4:45p	129	17	1	35	25.2
Jul 24	1203	205	17%	41	4	0	7:00p	125	17	2	35	24
Jul 25	1252	249	20%	50	6	0	4:15p	135	18	0	35	24.4
Jul 26	1241	290	23%	66	9	0	3:30p	175	29	1	35	24.9
Jul 27	1039	247	24%	61	6	0	5:15p	156	28	1	36	24.9
Jul 28	1162	253	22%	54	7	1	5:15p	162	20	3	35	25.1
Jul 29	1235	241	20%	47	4	0	8:30p	136	18	0	35	24.4
Jul 30	1152	231	20%	42	6	0	3:30p	133	15	0	35	24.9



**EXHIBIT E**

**ROADWAY DEGRADING AT SR41 ENTRANCE TO TALAVERA COMMUNITY**





EXHIBIT F

DAMAGED CURB LOCATED AT CONQUISTADOR CORNER OF HOUSE 13054















## Tab 8



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### UPCOMING DATES TO REMEMBER

- **Next Meeting:**  
October  
15th, 2025 @  
6PM

September 17th

## District Manager's Report

# 2025

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#### FINANCIAL SUMMARY

7/31/2025

General Fund Cash & Investment  
Balance: \$1,101,642

Reserve Fund Cash & Investment  
Balance: \$315,763

Debt Service Fund Investment  
Balance: \$897,440

**Total Cash and Investment  
Balances: \$2,314,845**

**General Fund Expense Variance: \$45,257**

**Under Budget**

## Tab 9



## CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

**DATE:** October 1, 2025

**BETWEEN:** **RIZZETTA & COMPANY, INC.**  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614

(Hereinafter referred to as "**District Manager**")

**AND:** **TALAVERA COMMUNITY DEVELOPMENT DISTRICT**  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614

(Hereinafter referred to as "**District**," and together with District Manager, the "**Parties**.")

### PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional district management services (hereinafter referred to as "**Contract**") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. Additionally, this Contract consolidates all services provided by District Manager including continuing disclosure and technology services. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract. This Contract constitutes the entire understanding between the Parties and supersedes all prior Contracts, which are hereby terminated and of no further effect.

**A. STANDARD ON-GOING SERVICES.** The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. **Management** - services include the conducting of one (1) three (3) hour board meeting per month, one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
- ii. **Administrative** - services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda;



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- iii. **Accounting** - services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority.
- iv. **Financial & Revenue Collection** - services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments.
- v. **Continuing Disclosure** – serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.
- vi. **Website Management** – services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes.

**B. TIME FRAME.** The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

**II. ADDITIONAL SERVICES.** In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;



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- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

If any additional services are required or requested, the District Manager shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The District Manager shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

**III. LITIGATION SUPPORT SERVICES.** Upon the District's request, the District Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the District Manager shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The District Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the District Manager.

**IV. ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES.** These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by District Manager for providing those services to the extent authorized by law and the District's Rules of Procedure.

**V. TERM.** The District Manager's services as provided in this Contract shall commence on October 1, 2025. This Contract shall automatically renew annually unless terminated pursuant to its terms. The District Manager acknowledges that the prices of this Contract are firm and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.

**VI. FEES AND EXPENSES; PAYMENT TERMS.**

**A. FEES AND EXPENSES.**

- i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the District Manager for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the District Manager's compensation for services provided pursuant to this Contract, the District shall compensate the District Manager only for those services



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provided under the terms of this Contract. Unless otherwise specified by this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.

- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.
- iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

#### B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Additional Services.** Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.



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- iii. **Litigation Support Services.** Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate, as authorized by the District and negotiated by the Parties.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

- VII. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** Unless nonpayment is the fault of the District Manager, the District Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay District Manager's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.
- VIII. **NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.
- IX. **AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the District Manager.
- X. **RESPONSIBILITIES.**
  - A. **DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.
  - B. **LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.
- XI. **TERMINATION.** This Contract may be terminated as follows:
  - A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager



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electronically at the address noted herein.

- B. By the District Manager for “good cause”, immediately which shall include, but is not limited to, failure of the District to timely pay District Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for District Manager to undertake any action or implement a policy of the Board which District Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for “good cause” shall be effected by written notice to District electronically at the address noted herein.
- C. By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.
- D. Upon any termination, District Manager shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. District Manager shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

## **XII. GENERAL TERMS AND CONDITIONS.**

- A. All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney’s fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Pasco County, Florida.
- D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.
- F. The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager’s activities and work pursuant to the Contract within twenty-four hours (24) hours.



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- G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

### XIII. INDEMNIFICATION.

A. **DISTRICT INDEMNIFICATION.** To the extent the District Manager or its employees are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the District Manager, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

**DISTRICT MANAGER INDEMNIFICATION.** The District Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

The terms of this Section shall survive the termination of this Contract.

B. **SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

XIV. **WAIVER OF DAMAGES.** The District Manager, its employees, officers, or agents, shall not be liable for any acts or omissions of any previous manager(s) of the District. Additionally, the District Manager, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the



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scope of this Agreement. Further, the District Manager, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument payable to the District which is delivered to the District Manager and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

**XV. INSURANCE.**

- A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B.** The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
  - i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
  - iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
  - iv.** Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
  - v.** Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C.** Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. District Manager shall furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- D.** The District agrees to list the District Manager as an additional insured party on its General Liability and Automobile Liability insurance policies to the extent the District Manager or its employees are serving as the District's employees, officers or agents pursuant to the terms, conditions and requirements of this Agreement, and to the extent the District's insurance provider shall issue an endorsement in substantially the form attached hereto as Exhibit E. The limits of coverage for additional insured parties pursuant to such





endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.

- E. If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**XVI. ASSIGNMENT.** Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.

**XVII. COMPLIANCE WITH PUBLIC RECORDS LAWS.** District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with **Exhibit A**, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as **Exhibit D**; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.**



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- XVIII. NOTICES.** All notices, requests, consents and other communications under this Contract (“**Notices**”) shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**If to the District:** Talavera Community  
Development District  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

**With a copy to:** Burr Forman, P.A.  
201 N. Franklin St., Suite 3200  
Tampa, FL 33602  
Attn: Scott Steady

**If to the District Manager:** Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the District Manager may deliver Notice on behalf of the District and the District Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XIX. EFFECTIVE DATE.** This Contract shall become effective on October 1, 2025 and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Contract.
- XX. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XXI. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibits A, B, C and D**, shall constitute the final and complete expression of this Contract between the District and the District Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A, B, C, and D**, this instrument shall control.
- XXII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the District Manager under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely



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responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.

- XXIII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.
- XXIV. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXV. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.
- XXVI. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- XXVII. E-VERIFICATION.** Pursuant to Section 448.095(2), Florida Statutes,
- A.** Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and shall remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
  - B.** If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Agreement as



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required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor shall immediately terminate its contract with the subcontractor.

- C. If this Agreement is terminated in accordance with this section, then the Contractor shall be liable for any additional costs incurred by the District.

**XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT.** District agrees to provide a safe and healthy work environment for all employees provided by the District Manager. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon written notice to the District. During the period of time that employees have been removed, District Manager shall have no responsibility for performance of services under this Contract that would be performed by on-site employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District.

**XXIV. FORCE MAJEURE.** The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "**Force Majeure**"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

**XXV. DISLCOSURE.** Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.

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Therefore, the District Manager and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY: William J. Rizzetta  
PRINTED NAME: William J. Rizzetta  
TITLE: President  
DATE: Aug 7, 2025

**TALAVERA COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
TITLE: Chairman/Vice Chairman  
DATE: \_\_\_\_\_

**Exhibit A** – Scope of Services  
**Exhibit B** – Schedule of Fees  
**Exhibit C** – Municipal Advisor Disclaimer  
**Exhibit D** – Public Records Request Policy  
**Exhibit E** – Human Trafficking Affidavit



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**EXHIBIT A**  
Scope of Services

**STANDARD ON-GOING SERVICES:** These services shall be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

**MANAGEMENT:**

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
  - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
  - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
  - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
  - 4. Provide Form 1 Financial Disclosure documents for Board Members
  - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
  - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
  - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
  - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
  - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
  - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
  - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
    - a. Provide written notice to owners of public hearing on the budget and its related assessments.
  - 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
  - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
  - 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.



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15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
  16. Provide for submitting the regular meeting schedule of the Board to County.
  17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
  18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
  19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
  20. Provide for public records announcement and file document of registered voter data each June.
  21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
  22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
  23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
    - a. Provide for the appropriate ad templates and language for each of the above.
  24. Provide for instruction to Landowners on the Election Process and forms, etc.
  25. Respond to Bond Holders Requests for Information.
  26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

**ADMINISTRATIVE:**

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.



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- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
  - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

**ACCOUNTING:**

**A. Financial Statements**

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
  - a) Chart of Accounts
  - b) Vendor and Customer Master File
  - c) Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
  - a) Cash Investment Account Reconciliations per fund
  - b) Balance Sheet Reconciliations per fund
  - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1<sup>st</sup> of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:
  - a) Review statutory and bond indenture requirements
  - b) Prepare Audit Confirmation Letters for independent verification of activities.



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- c) Prepare all supporting accounting reports and documents as requested by the auditors
  - d) Respond to auditor questions
  - e) Review and edit draft report
  - f) Prepare year-end adjusting journal entries as required
10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
11. Provide and file Annual Financial Statements (FS. 218 report) by June 30<sup>th</sup> of each year.

**B. Budgeting**

- 1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
- 2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
- 3. Prepare and cause to be published notices of all budget hearings and workshops.
- 4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

**C. Accounts Payable/Receivable**

- 1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
  - a) Manage Vendor Information per W-9 reports
- 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
- 3. Maintain checking accounts with qualified public depository including:
  - a) Reconciliation to reported bank statements for all accounts and funds.
- 4. Prepare year-end 1099 Forms for Vendor payments as applicable.
  - a) File reports with IRS.

**D. Capital Program Administration**

- 1. Maintain proper capital fund and project fund accounting procedures and records.
- 2. Process Construction requisitions including:
  - a) Vendor Contract completion status
  - b) Verify Change Orders for materials
  - c) Check for duplicate submittals



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d) Verify allowable expenses per Bond Indenture Agreements such as:

- (1) Contract Assignment
- (2) Acquisition Agreement
- (3) Project Construction and Completion Agreement

3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

**E. Purchasing**

1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.

**F. Risk Management**

1. Prepare and follow risk management policies and procedures.
2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
4. Review insurance policies and coverage amounts of District vendors.
5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

**FINANCIAL AND REVENUE COLLECTION:**

**A. Administer Prepayment Collection:**

1. Provide payoff information and pre-payment amounts as requested by property owners.
2. Monitor, collect and maintain records of prepayment of assessments.



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3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.

**B. Administer Assessment Roll Process:**

1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
3. Verify assessments on platted lots, commercial properties or other assessable lands.
4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.

**C. Administer Assessments for Off Tax Roll parcels/lots:**

1. Maintain and update current list of owners of property not assessed via the tax roll.
2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.

**D. True-Up Analysis:**

1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

**CONTINUING DISCLOSURE:**

**A. Dissemination Agent:**

1. Serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.

**WEBSITE MANAGEMENT:**

**A. Website Management:**

1. Consultant shall manage the content of the website in compliance with Chapter 189.069, Florida Statutes. Consultant shall maintain the domain for the District. Consultant shall provide the website maintenance provider with documents and



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updated content as required in accordance with Chapter 189.0069 Florida Statutes.

Required Website Content: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites are required to include and make available the following information or documents, which requirements may be changed from time to time. Changes to the requirements may be subject to additional fees:

- a. The full legal name of the special district.
- b. The public purpose of the special district.
- c. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
- d. The fiscal year of the special district.
- e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established.  
Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
- f. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
- i. The primary contact information for the special district for purposes of communication from the department.
- j. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- k. The budget of the special district and any amendments thereto in accordance with s. 189.016.
- l. Tentative budgets shall be posted at least two (2) days before the budget hearing and remain on District website for forty-five (45) days.
- m. Final adopted budgets shall be posted within thirty (30) days after adoption and remain on District website for two (2) years.
- n. Budget amendments shall be posted within five (5) days after adoption and remain on District website for two (2) years.
- o. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district or a link to the District's most recent final, complete audit report on the Auditor General's website.
- p. A listing of the District's regularly scheduled public meetings as required by s. 189.015(1).
- q. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
- r. At least seven (7) days before each meeting or workshop, the agenda of the event, The information must remain on the website for at least one (1) year after the event.



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**ADDITIONAL SERVICES:**

A. Meetings

1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports

1. Modifications and Certification of Special Assessment Allocation Report;
2. True-Up Analysis;
  - a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
  - b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;

C. Bond Issuance Services

1. Special Assessment Allocation Report;
  - a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
  - b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
  - c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments
2. Bond Validation;
  - a) Coordinate the preparation of a Bond Validation Report which states the "Not-to-exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
  - b) Provide expert testimony at bond validation hearing in circuit court.
3. Certifications and Closing Documents;
  - a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

D. Electronic communications/e-blasts;

E. Special requests;

F. Amendment to District boundary;

G. Grant Applications;

H. Escrow Agent;



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- I. Continuing Disclosure/Representative/Agent;
- J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.
- K. Public Records Requests - Refer to **Exhibit D** of this Contract for responsibilities;

**LITIGATION SUPPORT SERVICES:**

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

**ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:**

- A. Issue estoppel letters as needed for property transfers
  - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
  - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
  - 1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
  - 2. Maintain collection log showing all parcels that have pre-paid assessments.
  - 3. Prepare, execute and issue release of lien to be recorded in public records.



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**EXHIBIT B**  
Schedule of Fees

**STANDARD ON-GOING SERVICES:**

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	<b>MONTHLY</b>	<b>ANNUALLY</b>
Management:	\$1,634.25	\$19,611
Administrative:	\$417.58	\$5,011
Accounting:	\$1,789.67	\$21,476
Financial & Revenue Collections:	\$397.75	\$4,773
Assessment Roll <sup>(1)</sup>		\$5,965
Continuing Disclosure:	\$500.00	\$6,000
Website Management:	\$110.00	\$1,320
<b>Total Standard On-Going Services:</b>	<b>\$4,849.25</b>	<b>\$64,156</b>

(1) Assessment Roll is to paid in one lump-sum upon completion.



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<b>ADDITIONAL SERVICES:</b>	<b>FREQUENCY</b>	<b>RATE</b>
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

**PUBLIC RECORDS REQUESTS FEES:**

Public Records Requests shall be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00



Rizzetta & Company

MJJ 051424



# **LITIGATION SUPPORT SERVICES:**

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00



Rizzetta & Company

MJJ 051424

**EXHIBIT C**  
Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

MJJ 051424

## EXHIBIT D

### Public Records Request Policy and Fees

#### **Public Officer, Employee and Staff Policy for Processing Requests for Public Records**

##### **Policy Generally:**

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that shall be utilized in preparing responses to public record requests.

##### **Requests for District Records:**

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons shall be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian shall then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the Agreement.



Rizzetta & Company

MJJ 051424

6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.
7. Florida's public records law does not require the District to answer questions regarding the records produced.

**Processing Responsive Records:**

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party shall be charged according to the District's adopted fee schedule.
2. Records are only required to be produced in the format(s) in which they exist.
3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.
4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.
5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.
6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.





**EXHIBIT E**

Nongovernmental Entity  
Human Trafficking Affidavit  
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

**FURTHER AFFIANT SAYETH NOT.**

**Rizzetta & Company, Incorporated, a**  
Florida Corporation

By: William J. Rizzetta  
Name: William J. Rizzetta  
Title: President



Rizzetta & Company

MJJ 051424






# 2025-10-01 - Talavera CDD - Contract for District Management Services (consolidated)

Final Audit Report

2025-08-07

Created:	2025-08-07
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAft9peCyCDfeWhM_2UomIH5ZVdUUd7_e

## "2025-10-01 - Talavera CDD - Contract for District Management Services (consolidated)" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)  
2025-08-07 - 7:57:12 PM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature  
2025-08-07 - 7:57:18 PM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)  
2025-08-07 - 8:34:22 PM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)  
Signature Date: 2025-08-07 - 8:34:52 PM GMT - Time Source: server
-  Agreement completed.  
2025-08-07 - 8:34:52 PM GMT

## **Tab 10**

**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board of Supervisors with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**TALAVERA COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Talavera Community Development District was held on **Wednesday, August 20, 2025, at 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610.

**Present and Constituting a Quorum:**

Richard Henderson	<b>Board Supervisor, Chairman</b>
Christopher Walsh	<b>Board Supervisor, Vice-Chairman</b>
Pamela Plehal	<b>Board Supervisor, Assistant Secretary</b>
David Posey	<b>Board Supervisor, Assistant Secretary</b>
<b>Marco Kremser</b>	<b>Board Supervisor, Assistant Secretary</b>

**Also Present Were:**

Sean Craft	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Steady	<b>District Counsel, Burr Forman, PA (via call)</b>
Robert Dvorak	<b>District Engineer, BDI Engineers (via call)</b>
Evelyn Ocasio Lopez	<b>Clubhouse Manager, Rizzetta &amp; Company, Inc.</b>
David Doreo	<b>Representative, FLA Landscapes &amp; Lawns</b>

Audience	Present
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**FIRST ORDER OF BUSINESS      Call to Order / Roll Call**

Mr. Craft called the meeting to order and conducted roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

A resident from the audience commented about the roadway degrading at the entrance to SR 41. The resident was advised to contact the county or the Florida Department of Transportation. Ms. Lopez will photograph the area and provide it to Mr. Dvorak.

**THIRD ORDER OF BUSINESS**

**STAFF REPORTS**



**A. FLA Landscapes and Lawn**

The Board reviewed the landscape report. Pond 560P was brought to the Board's attention as the landscaper stated that erosion is present in the area. Mr. Dvorak will investigate and follow up with the Board. Landscaper also stated that an excessive amount of trash seems to have been thrown over the wall at 12346-12418 Chaya Court. Mr. Craft will follow up and send letter(s) to the offending parties.

**B. Solitude**

The Board reviewed the Aquatics Report. It was brought to the Board's attention that Pond FPC7 needs to be cut back. Mr. Dave Doreo, Operations Manager of FLA Landscape and Lawns, will investigate and provide a proposal for the Board, even though this is not an area that is maintained by his company.

**C. Clubhouse Manager**

Ms. Lopez reviewed her report with the Board. The Board approved the proposal to repair the track lighting in the amount of \$1,475.00.

On a Motion by Mr. Kremser, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the proposal from Illuminations Holiday Lighting in the amount of \$1,475.00 to repair the damaged track lighting, for the Talavera Community Development District.

**D. District Engineer**

The Board directed Mr. Dvorak to obtain proposals for boulders rather than bollards at the area where vehicles are currently able to gain unauthorized access at Porfirio Place. The Board also directed Mr. Dvorak to obtain a proposal to repair the broken curb at Conquistador Loop. Ms. Lopez will provide photos of the damaged area to Mr. Dvorak.

The Board approved the proposal to repair the broken curb at Criollo Road in the amount of \$400.00.

On a Motion by Mr. Walsh, and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approved the proposal from Site Masters in the amount of \$400.00 to repair the broken curb at Criollo Road, for the Talavera Community Development District.

The Board approved the proposal from Quest Ecology to provide wetland mitigation and monitoring services at a cost of \$19,244.00 with costs broken down as follows:

\$6,008.00 for baseline establishment and 2025 annual report submittal.

\$4,800.00 for initial maintenance and treatment visit.  
\$8,436.00 for monthly maintenance and monitoring with 2026 report submittal.  
Mr. Steady to draft agreement between the vendor and the district. Additionally,  
the Board gave direction to have the first two items mentioned above billed to the  
current fiscal year with the ongoing maintenance and monitoring costs factored  
into the 2025-2026 fiscal year budget.

On a Motion by Mr. Walsh, and seconded by Mr. Kremser, with all in favor, the Board of  
Supervisors approved the proposal from Quest Ecology in the amount of \$19, 244.00 for  
wetland monitoring and mitigation as stated above, for the Talavera Community  
Development District.

#### **E. District Counsel**

Nothing new to report.

#### **F. District Manager's Report**

Mr. Craft reviewed his report with the Board and noted that the next CDD Board  
meeting is scheduled for September 17, 2025, at 6:00 p.m. at the Talavera Amenity  
Center located at 18955 Rococo Road, Spring Hill, FL 34610.

Mr. Craft also reviewed the 2<sup>nd</sup> quarter website compliance audit report with the  
Board stating that there were no negative findings.

### **FOURTH ORDER OF BUSINESS**

#### **Public Hearing on Fiscal Year 2025- 2026 Final Budget**

Mr. Craft presented the fiscal year 2025-2026 final budget to the Board.

On a Motion by Mr. Henderson, and seconded by Mr. Kremser, with all in favor, the Board  
of Supervisors opened the public hearing on the fiscal year 2025-2026 final budget, for the  
Talavera Community Development District.

There were no comments.

On a Motion by Mr. Henderson, and seconded by Ms. Plehal, with all in favor, the Board of  
Supervisors closed the public hearing on the fiscal year 2025-2026 final budget, for the  
Talavera Community Development District.

**i. Consideration of Resolution 2025-05; Adopting Fiscal Year  
2025-2026 Final Budget**

On a Motion by Mr. Kremser, and seconded by Mr. Posey, with all in favor, the Board of Supervisors approved Resolution 2025-05; adopting the fiscal year 2025-2026 final budget, for the Talavera Community Development District.

**FIFTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2025-  
2026 Assessments**

On a Motion by Mr. Henderson, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2025-2026 assessments, for the Talavera Community Development District.

There were no comments.

On a Motion by Mr. Henderson, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2025-2026 assessments, for the Talavera Community Development District.

**i. Consideration of Resolution 2025-06; Levying O & M Assessments  
for Fiscal Year 2025-2026**

On a Motion by Mr. Kremser, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved Resolution 2025-06; levying O & M Assessments for fiscal year 2025-2026, for the Talavera Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-07  
Setting the Meeting Schedule for  
Fiscal Year 2025-2026**

Mr. Craft presented the resolution, noting that the meeting dates follow the Board's regular meeting schedule for the third Wednesday of the month.

On a Motion by Mr. Walsh, and seconded by Mr. Posey, with all in favor, the Board of Supervisors approved Resolution 2025-07; setting the meeting schedule for fiscal year 2025-2026, for the Talavera Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of 2024-2025 Goals  
And Objectives Report**

On a Motion by Mr. Walsh, and seconded by Mr. Kremser, with all in favor, the Board of Supervisors approved the 2024-2025 Goals and Objectives Report, as presented, for the Talavera Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposal for  
Installation of Security Cameras at  
Entrance Monuments**

This item was tabled indefinitely by the Board.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal for  
Installation of Costs of Splash Pad**

On a Motion by Mr. Kremser, and seconded by Ms. Plehal, with all in favor, the Board of Supervisors approved a motion to reject absorbing the installation costs of a new splash pad for the community pool, ending further discussion of the topic, for the Talavera Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Minutes of Board of  
Supervisors' Regular Meeting Held on  
July 16, 2025**

On a Motion by Mr. Kremser, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors; meeting held on July 16th, 2025, as presented, for the Talavera Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for June  
2025**

On a Motion by Mr. Kremser, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for June, 2025 (\$78,303.25), as presented, for the Talavera Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**



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There were no requests made.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Walsh, and seconded by Mr. Kremser, with all in favor, the Board of Supervisors approved to adjourn the meeting at 8:29 p.m., for the Talavera Community Development District.

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Assistant Secretary/Secretary

---

Chair/Vice Chair

## **Tab 11**

# TALAVERA COMMUNITY DEVELOPMENT DISTRICT

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District Office · Wesley Chapel, Florida · (813) 994-1001

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.talaveracdd.org](http://www.talaveracdd.org)

## **Operation and Maintenance Expenditures July 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$ 132,009.51**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Talavera Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brletic Dvorak, Inc.	300151	1959	District Engineering Services 05/25	\$4,380.00
Brletic Dvorak, Inc.	300162	1999	District Engineering Services 06/25	\$3,945.00
Burr & Forman, LLP	300171	1577485	Legal Services 06/25	\$700.69
Christopher Walsh	300152	CW061125	Board of Supervisors Meeting 06/11/25	\$200.00
Christopher Walsh	300166	CW071625	Board of Supervisors Meeting 07/16/25	\$200.00
Coastal Waste & Recycling, Inc.	300153	SW0000984369	Waste Collection 06/25	\$12,369.00
Coastal Waste & Recycling, Inc.	300189	SW0001036404	Waste Collection 07/25	\$12,369.00
Cody Pools, Inc.	300175	977574	Commercial Pool Service 07/25	\$960.00
Cody Pools, Inc.	300175	977549-R...	Pump Repair and Black Algae Treatment 07/25	\$4,882.34
Cooper Pools Inc.	300190	2025-881	Service Call - INSTALLATION One time cleaning 07/25	\$250.00
Creative Shade Solutions, Inc.	300154	2024-0015	Deposit Invoice 06/25	\$37,900.00
David Alan Posey	300155	DP061125	Board of Supervisors Meeting 06/11/25	\$200.00
David Alan Posey	300167	DP071625	Board of Supervisors Meeting 07/16/25	\$200.00
DCSI, Inc.	300191	33844	Interactive Talk Down Monitoring 07/25	\$199.00



## Talavera Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Diane Watson	300172	071725 Watson	Payment for picnic table 07/25	\$350.00
FLA Landscapes and Lawns, Inc.	300192	56377	Monthly Landscape Services 07/25	\$20,260.00
Florida Department of Health in Pasco County	300163	51-BID-7815477	Permit # 51-60-1731622	\$305.00
Florida Department of Revenue	20250714-1	61-8017594644-7 07/25	Sales & Use Tax 07/25	\$52.34
Jerry Richardson Trapper	300165	2048	Wildlife Service - Monthly Services 07/25	\$1,320.00
Marco Kremser	300156	MK061125	Board of Supervisors Meeting 06/11/25	\$200.00
Mike Currie Electric, Inc.	300174	8452	Service Call 07/25	\$172.50
Nvirotect Pest Control Service, Inc.	300173	367144	Pest Control Treatment 07/25	\$70.00
Pamela Plehal	300157	PP061125	Board of Supervisors Meeting 06/11/25	\$200.00
Pamela Plehal	300168	PP071625	Board of Supervisors Meeting 07/16/25	\$200.00
Pasco County Utilities	300158	061325 Pasco County Utilities	Open new account for water meter at 12995 Conquistador Loop. Meter # is	\$243.00
Pasco County Utilities	20250723-1	22643227 06/25 ACH	18955 Rococo Road 06/25	\$437.47
Richard L Henderson Jr	300159	RH061125	Board of Supervisors Meeting 06/11/25	\$200.00
Richard L Henderson Jr	300169	RH071625	Board of Supervisors Meeting 07/16/25	\$200.00

## Talavera Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300160	INV0000100464	District Management Fees 07/25	\$4,676.17
Rizzetta & Company, Inc.	300161	INV0000100582	Amenity Management & Oversight and Personnel Reimbursement 07/25	\$5,277.49
Rizzetta & Company, Inc.	300164	INV0000100644	Auto Mileage & Travel and Cell Phone 06/25	\$99.70
Rizzetta & Company, Inc.	300170	INV0000100698	Personnel Reimbursement 07/25	\$3,892.59
Rizzetta & Company, Inc.	300176	INV0000101157	Mass Mailing - Budget Notice	\$1,137.38
Solitude Lake Management, LLC	300193	PSI181848	Monthly Lake & Pond Services 07/25	\$2,783.64
Solitude Lake Management, LLC	300193	PSI187657	Water Quality Restoration 07/25 Balance	\$1,325.00
Spectrum	20250710-1	1416975062125 07/25 ACH	18955 Rococo Rd 07/25	\$332.00
The Observer Group, Inc.	300194	25-01542P	Legal Advertising 07/25	\$164.06
Withlacoochee River Electric Cooperative, Inc.	20250725-1	WREC Electric Summary 06/25	Electric Summary 06/25	<u>\$9,356.14</u>
<b>Report Total</b>				<b><u>\$ 132,009.51</u></b>

**Brletic Dvorak Inc**  
536 4th Ave South Unit 4  
Saint Petersburg, FL 33701 US  
(813) 361-1466  
sbrletic@bdiengineers.com



INVOICE

**BILL TO**  
Talavera CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614  
United States

**INVOICE** 1959  
**DATE** 05/30/2025  
**TERMS** Net 30  
**DUE DATE** 06/29/2025

**PROJECT NAME**  
Talavera CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[May 05 - May 30]	10:00	210.00	2,100.00
Project Manager II	[May 07 - May 27]	2:00	180.00	360.00
Senior Inspector	[May 09 - May 29]	16:00	120.00	1,920.00

BALANCE DUE

RECEIVED  
06/07/25

\$4,380.00

Pay invoice



**TALAVERA CDD**  
**May 2025**

<u>CDD Activities</u>	<u>WEEK(S)</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
Rizzetta Coordination and Administration Includes engineer's reports, board meeting meeting attendance, invoicing, etc.	5/19 - 5/26	5.50	\$210	R. Dvorak	\$1,155.00
Porfirio Easement Request - research and call with developers engineer. Cost estimate.		0.00	\$210	R. Dvorak	\$0.00
		0.00	\$210	S. Brletic	\$0.00
Miscellaneous - Splash pad, perimeter wall estimate and meeting with contractor, inlet and pond turbity inspection, plans from Health Department, wetland spraying issue.	5/5 - 5/26	3.50	\$210	R. Dvorak	\$735.00
		2.00	\$180	J. Whited	\$360.00
		8.50	\$120	K. Wagner	\$1,020.00
Hernando County Traffic Enforcement Agreement Follow-up inspections, reporting to Pasco County, certification letter, and coord. with Pasco County traffic department.	5/5 -5/26	1.00	\$210	R. Dvorak	\$210.00
		<u>7.50</u>	\$120	J. Whited	<u>\$900.00</u>
INVOICE TOTAL		28.00			\$4,380.00



**Brletic Dvorak Inc**  
536 4th Ave South Unit 4  
Saint Petersburg, FL 33701 US  
(813) 361-1466  
sbrletic@bdiengineers.com



INVOICE

BILL TO  
Talavera CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614  
United States

INVOICE 1999  
DATE 06/27/2025  
TERMS Net 30  
DUE DATE 07/27/2025

PROJECT NAME  
Talavera CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[June 11 - June 27]	8:30	210.00	1,785.00
Senior Inspector	[June 11 - June 24]	18:00	120.00	2,160.00

BALANCE DUE



**\$3,945.00**



**TALAVERA CDD**  
**June 2025**

<u>CDD Activities</u>	<u>WEEK(S)</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
Rizzetta Coordination and Administration Includes engineer's reports, board meeting meeting attendance, invoicing, etc.	6/16 - 6/23	3.50	\$210	R. Dvorak	\$735.00
Porfirio Easement Request		0.00	\$210	R. Dvorak	\$0.00
		0.00	\$210	S. Brletic	\$0.00
Miscellaneous - perimeter wall price follow-up, pond assessment cost estimate.	6/16	1.50	\$210	R. Dvorak	\$315.00
		0.00	\$180	J. Whited	\$0.00
		1.00	\$120	K. Wagner	\$120.00
Wetland Mitigation Area D-1 - scope development and proposal solicitation. Includes site visits, review of permit documents, site visits with environmental firms, RFP, calls and emails with SWFWMD.	6/9 - 6/23	3.50	\$210	R. Dvorak	\$735.00
		<u>17.00</u>	\$120	K. Wagner	<u>\$2,040.00</u>
INVOICE TOTAL		26.50			\$3,945.00



REMITTANCE ADDRESS  
Post Office Box 830719  
Birmingham, Alabama 35283-0719  
Main: (205) 251-3000  
<https://www.BURR.com/payment/>

TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
(cddinvoice@rizzetta.com)  
3434 COLWELL AVENUE, STE 200  
TAMPA, FL 33614

18 Jul 2025  
Invoice # 1577485  
Bill Atty: S. Steady  
As of 06/30/25

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
0000001 General Administrative  
General Counsel to a Special Purpose Government

**BILL SUMMARY THROUGH JUNE 30, 2025**

Professional Services	\$700.00
Disbursements	\$0.69

**TOTAL DUE THIS BILL**

**RECEIVED**  
07/18/25

**\$700.69**

**WIRING INSTRUCTIONS:**

**Burr & Forman LLP Operating Account Wiring Instructions  
Fees and Expenses Only**

Account Name: Burr & Forman LLP  
420 North 20<sup>th</sup> Street, Suite 3400  
Birmingham, Alabama 35203

7

Please list the Invoice Number and Client-Matter Number in the Reference field.

Should you need assistance, please email [AccountsReceivable@burr.com](mailto:AccountsReceivable@burr.com).

**REMITTANCE COPY**

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)

Please direct inquiries to Ereina Hirneisen at [ehirneisen@burr.com](mailto:ehirneisen@burr.com) or [BFReceivables@burr.com](mailto:BFReceivables@burr.com)

# BURR & FORMAN LLP

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
0000001 General Administrative

18 Jul 2025  
Invoice # 1577485  
Page 2

TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
(cddinvoice@rizzetta.com)  
3434 COLWELL AVENUE, STE 200  
TAMPA, FL 33614

18 Jul 2025  
Invoice # 1577485  
Bill Atty: S. Steady  
As of 06/30/25

EMPLOYER I.D. #63-0322727

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
0000001 General Administrative  
General Counsel to a Special Purpose Government

Date	Description	Tkpr	Hours	Value
06/11/25	Emails with Sean for status; attend Board meeting.	SIS	2.00	\$700.00
	Total Services		2.00	\$700.00

Date	Disbursements	Value
06/04/25	Postage – VENDOR: Postage (Import) INVOICE#: JUN-25 DATE: 6/30/2025 - Postage Import	0.69
	Total Disbursements	<u>\$0.69</u>
	Total Services and Disbursements	<u>\$700.69</u>
	TOTAL NOW DUE	<u><u>\$700.69</u></u>

## SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott I. Steady	\$350.00	2.00	\$700.00
TOTALS		2.00	\$700.00



**Talavera CDD**  
Meeting Date: June 11, 2025

**SUPERVISOR PAY REQUEST**

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Richard Henderson	<input checked="" type="checkbox"/>	RH 061125
Marco Kremser	<input checked="" type="checkbox"/>	MK 061125
Pam Plehal	<input checked="" type="checkbox"/>	PP 061125
Christopher Walsh	<input checked="" type="checkbox"/>	CW 061125
David Posey	<input checked="" type="checkbox"/>	DP 061125
(*) Does not get paid		
NOTE: Supervisors are only paid if checked.		

**EXTENDED MEETING TIMECARD**

**RECEIVED**  
06/12/25

Meeting Start Time:	6:00
Meeting End Time:	7:48
Total Meeting Time:	1:48

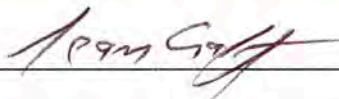
Time Over (3) Hours:	
----------------------	--

Total at \$175 per Hour:	
--------------------------	--

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: 

**Talavera CDD**  
Meeting Date: July 16, 2025

**SUPERVISOR PAY REQUEST**

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Richard Henderson	<input checked="" type="checkbox"/>	RH 071625
Marco Kremser	<input type="checkbox"/>	
Pam Plehal	<input checked="" type="checkbox"/>	PP 071625
Christopher Walsh	<input checked="" type="checkbox"/>	CW 071625
David Posey	<input checked="" type="checkbox"/>	DP 071625
(*) Does not get paid		
<i>NOTE: Supervisors are only paid if checked.</i>		

**EXTENDED MEETING TIMECARD**

**RECEIVED**  
0717/25

Meeting Start Time:	6:00
Meeting End Time:	7:30
Total Meeting Time:	1:30

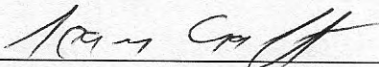
Time Over (3) Hours:	
----------------------	--

Total at \$175 per Hour:	
--------------------------	--

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: 

**COASTAL WASTE & RECYCLING - SW**  
 1840 NW 33RD ST  
 POMPANO BEACH, FL 33064  
 Clearwater Office: 727-561-0360  
 Ft. Myers Office: 954-947-4000  
 Orlando Office: 407-905-9200  
 Sarasota Office: 941-922-3417



# INVOICE

**Invoice** SW0000984369  
**Page** Page 1 of 1  
**Date** 06/01/2025  
**Customer** 19146  
**Site** 0  
**PO Number**  
**Due Date** 07/01/2025

Bill To: **TALAVERA CDD**  
**c/o RIZZETTA & COMPANY**  
**3434 COLWELL AVE STE 200**  
**TAMPA, FL 33614**

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) <b>TALAVERA CDD</b> <b>3434 COLWELL AVE, TAMPA FL</b>				
	Serv #001 96 GALLON MSW 798 - 0YD 1596x Week				
01 - Jun	MONTHLY - WASTE COLLECTION (Jun 01/25 - Jun 30/25)		\$12,369.00	1.00	\$12,369.00
	SITE TOTAL				\$12,369.00

*Account Status* A surcharge of 5% on initial balance plus 2% per month will be charged on accounts 30 days overdue.

**INVOICE TOTAL** \$12,369.00

CURRENT	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS	ACCOUNT TOTAL
\$12,369.00	\$0.00	\$0.00	\$0.00	\$12,369.00

Payments made by credit card or debit card are subject to a 2.55% service fee

**Invoice** SW0000984369  
**Page** Page 1 of 1  
**Date** 06/01/2025  
**Customer** 19146  
**Site** 0  
**PO Number**  
**Due Date** 07/01/2025

**Please return this portion with payment to:**  
**Coastal Waste & Recycling**  
 PO Box 632201  
 Cincinnati, OH 45263-2201  
 www.coastalwasteinc.com

**AMOUNT REMITTED**

0025756SW0191460000SW000098436900012369002

COASTAL WASTE & RECYCLING - SW  
1840 NW 33RD ST  
POMPANO BEACH, FL 33064  
Clearwater Office: 727-561-0360  
Ft. Myers Office: 954-947-4000  
Orlando Office: 407-905-9200  
Sarasota Office: 941-922-3417



# INVOICE

Bill To: **TALAVERA CDD**  
**c/o RIZZETTA & COMPANY**  
**3434 COLWELL AVE STE 200**  
**TAMPA, FL 33614**

**Invoice** SW0001036404  
**Page** Page 1 of 1  
**Date** 07/01/2025  
**Customer** 19146  
**Site** 0  
**PO Number**  
**Due Date** 07/31/2025

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
01 - Jul	(0001) <b>TALAVERA CDD</b> <b>3434 COLWELL AVE, TAMPA FL</b>  Serv #001 96 GALLON MSW 798 - 0YD 1596x Week  MONTHLY - WASTE COLLECTION (Jul 01/25 - Jul 31/25)		\$12,369.00	1.00	\$12,369.00

RECEIVED  
07/07/25

*Account Status* A surcharge of 5% on initial balance plus 2% per month will be charged on accounts 30 days overdue.

**INVOICE TOTAL** \$12,369.00

CURRENT	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS	ACCOUNT TOTAL
\$12,369.00	\$12,369.00	\$0.00	\$0.00	\$24,738.00

**Invoice** SW0001036404  
**Page** Page 1 of 1  
**Date** 07/01/2025  
**Customer** 19146  
**Site** 0  
**PO Number**  
**Due Date** 07/31/2025

**Please return this portion with payment to:**

**Coastal Waste & Recycling**  
PO Box 632201  
Cincinnati, OH 45263-2201  
www.coastalwasteinc.com

**AMOUNT REMITTED**

0025756SW0191460000SW000103640400024738004





A-Quality Pool Service  
3940 Trump Place  
Zephyrhills, FL 33542  
info@a-qualitypools.net  
813-453-5988

# Invoice

Invoice Date	Invoice #
7/17/2025	977574
<b>Balance</b>	\$960.00

Bill To
Talavera CDD 3434 Colwell Ave Suite 200, Tampa, FL 33614

Ship To
Talavera CDD 18955 Rococo Rd Spring Hill, FL 34610

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Due on receipt		7/25/2025			
Quantity	Description				Price Each	Amount
	JULY Commercial Pool Service - 2025 RATE Starting Service 07/21/2025 -Prorated - Repairs under \$300 that are needed per DOH regulations and for proper operation of the pool will be replaced or repaired and billed accordingly.				960.00	960.00
	Payment received after the 20th is subject to a 5% Late Fee Sales Tax				7.00%	0.00

**RECEIVED**  
07/23/2025

Thank you for choosing A-Quality Pool Service!

<b>Total</b>	\$960.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$960.00



A-Quality Pool Service  
 3940 Trump Place  
 Zephyrhills, FL 33542  
 info@a-qualitypools.net  
 813-453-5988

# Invoice

Invoice Date	Invoice #
7/10/2025	977549-R...
<b>Balance</b>	\$4,882.34

<b>Bill To</b>
Talavera CDD 3434 Colwell Ave Suite 200, Tampa, FL 33614

<b>Ship To</b>
Talavera CDD 18955 Rococo Rd Spring Hill, FL 34610

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Due on receipt		7/18/2025			
Quantity	Description				Price Each	Amount
	Pentair Pump Repair And Black Algae Treatment -EQ Series 15hp Impeller Assembly Pentair -15HP EQ Series Diffuser Pentair -EQ Series Seal Plate Pentair -C/ EQ Series Pump Mechanical Shaft Seal Pentair -EQ Series Seal Plate O-Ring Pentair -Field Shop Materials & Supplies - Black Algae Treatment - pool will need to be closed 7-10 days depending on severity -All Applicable Labor Included -Quote #4495-B -To Be Completed 07/10/2025 ***Tax Exempt 85-8013730746C-2				4,882.34	4,882.34

**RECEIVED**  
 07/23/2025

Thank you for choosing A-Quality Pool Service!

<b>Total</b>	\$4,882.34
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$4,882.34

INVOICE

Cooper Pools, CP Remodeling & Resurfacing  
4850 Allen Rd  
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com  
+1 (844) 766-5256



Cleaning Commercial Acct:Talavera Club

Bill to  
Talavera Club  
18955 Rococo Road  
Spring Hill, FL 34610 USA

Ship to  
Talavera Club  
18955 Rococo Road  
Spring Hill, FL 34610 USA

Invoice details

Invoice no.: 2025-881  
Terms: Net 30  
Invoice date: 07/01/2025  
Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		COMMERCIAL SERVICE CALL / INSTALLATION	COMMERCIAL SERVICE CALL / INSTALLATION One time cleaning	1	\$250.00	\$250.00

Total \$250.00

Ways to pay



View and pay

RECEIVED  
07/02/2025

**TALavera COMMUNITY DEVELOPMENT DISTRICT**

---

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA 33544  
MAILING ADDRESS · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

**Check Request**

Amount: \$37,900.00

Date: 06/24/25

Payable to: Creative Shade Solutions, Inc

Address: 1568 North Bend Dr  
Riverbend Industrial Park  
Tarpon Springs, FL 34689

**RECEIVED**  
06/24/25

Description: Deposit Invoice Order # 2024-0015

Requestor: Bernie Wercinski

Special Instructions:



# CREATIVE SHADE SOLUTIONS **Deposit Invoice**

1568 North Bend Dr.  
Riverbend Industrial Park  
Tarpon Springs, FL 34689  
727-947-3067

Date	Order #
6/10/2025	2024-0015

Bill To
Talavera Community District Clubhouse & Amenities Manager Rizzetta & Company Talavera CDD

Ship To

			Sales Person	P.O. No.
Qty	Item #	Description	Unit Price	Amount
3	COM	Wire Edge Commercial Sail- 3 Triangle Shade Sails Commercial 95 fabric - 10 year warranty Color: TBD	6,300.00	18,900.00T
7	Post	Steel posts - powder coated  - 4 posts - 12 low EL - 3 Posts - 15 high EL	3,500.00	24,500.00T
1	Install	Full installation / materials / concrete Dirt removal, Spread on property 50' from job site *** Full access needed for trucks / trailers/concrete trucks *** No site work included ***	27,000.00	27,000.00T
1	Permit	Permit application - Prep and submit	900.00	900.00T
1	Permit Fees	County / City Permits Fees -TBD - paid by client	1,500.00	1,500.00T
1	Engineer Set	Sealed Engineered Drawings	1,200.00	1,200.00
1	Shipping	***Estimated Shipping, subject to change***	1,800.00	1,800.00

- This is a quotation on the goods named, subject to the conditions noted below:
- Siteplan/Survey must be provided by client/owner showing the property as needed for permitting.
- Client will do the locating services, call 811 before digging
- No site work included, client will fix any damaged underground pipe or wires.
- Client will provide water and electricity. Water and electric available on job site.
- Dirt will be moved 75' away at no costs. Construction dumpster on job site.
- Client will provide easy access to the work area, by removing fences etc.
- Will use standard insurances. Any extra insurance requiremnts must be quoted on.
- If we don't do the installations : Add 7% for sales tax.
- 3% Credit Card Processing Fee
- 50% Deposit required.

<b>Subtotal</b>	\$75,800.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$75,800.00
<b>Amount Due</b>	50%
<b>Amount Paid</b>	\$0.00

**THANK YOU FOR YOUR BUSINESS!**



DCSI, Inc. "Security & Sound"  
P.O. Box 265  
Lutz, FL 33548  
+9496500  
info@dcsisecurity.com  
http://DCSIsecurity.com

## Invoice

**BILL TO**

Talavera CDD  
C/o Rizzetta & Company  
3434 Colwell Ave. Suite 200  
Tampa, FL 33614

**SHIP TO**

Talavera CDD  
18955 Rococo Road  
Spring Hill, FL 34610

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33844	07/16/2025	\$199.00	07/31/2025	Net 15	

**P.O. NUMBER**

Monitored Camera System

**SALES REP**

DC

**ACCT#/LOT/BLK**

Clubhouse Cameras - VID1445

**RECEIVED**  
07/16/25

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Interactive Talk Down Monitoring</b> The monitoring station will notify you and/or the police if there are people on the pool deck/area when the pool is closed. Interactive talk down monitoring (for 8 cameras) \$199 Month (no contract)	1	199.00	199.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

BALANCE DUE

**\$199.00**

\*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND  
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

\*\*Returned Checks will receive \$25 NSF Fee.

\*\*\*Late Fees are 1.5% per month

**TALAVERA COMMUNITY DEVELOPMENT DISTRICT**

---

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA 33544  
MAILING ADDRESS · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

**Check Request**

Amount: \$350.00

Date: 7/17/25

Payable to: Diane Watson

Address: 18665 Obregan Dr.  
Spring Hill, FL 34610

Reason: Payment for picnic table

Requester: Sean Craft

**RECEIVED**  
07/17/25

Directions for Check: Authorized by the Board of Supervisors at the July 16<sup>th</sup>, 2025 meeting to cover the costs of a picnic table to be placed at the amenities/playground area. Code to playground equipment/maintenance.



P.O. Box 4688  
Clearwater, FL 33758  
(813)909-1861

# Invoice

Date	Invoice #
7/1/2025	56377

Bill To
Talavera CDD Rizzetta & Company, Inc 5844 Old Pasco Suite 100 Wesley Chapel, FL 33544

Service Address
Talavera CDD Rizzetta & Company, Inc 5844 Old Pasco Suite 100 Wesley Chapel, FL 33544

P.O. No.	Due Date
	7/31/2025

Description	Qty	Rate	Amount
Contract Maintenance Services for the month of invoice date		17,194.50	17,194.50
Fertilization program		2,308.00	2,308.00
Irrigation Inspection Program		390.00	390.00
Enhanced Irrigation Program		330.00	330.00
Contract Palm Trimming (15 Palms 1 time per year)		37.50	37.50
Thank you for your business!		<b>Total</b>	\$20,260.00

**RECEIVED**  
07/02/2025





State of Florida  
Department of Health  
Notification of Fees Due

PAID  
JUL 9 2025  
BT

Identification Number: 51-60-1731622  
For: Swimming Pools Public Pool > 25000 Gallons  
To: **Talavera Community Development District**  
3434 Colwell Ave Ste 200  
Tampa, FL 33614

Billing Code: 51-BID-7815477  
Fee Amount: \$305.00

Total Amount Due: \$305.00

Payment Due 06/30/2025 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to **Pasco CHD (E)**

Account Information for: 51-60-1731622  
Facility Name: Talavera Pool  
Location Address 1: 18955 Rococo Rd  
Location Address 2:  
City: Spring Hill  
State: FL  
Zip Code: 34610

County Mailing Address 1: 7509 State Road 52  
County Mailing Address 2:  
County Mailing City: Hudson  
County Mailing State: FL  
County Mailing Zip Code: 34667

Owner Name: Talavera Community Development District  
Owner Address 1: 3434 Colwell Ave Ste 200  
Owner Address 2: Tampa, FL 33614  
Owner City: Tampa  
Owner State: FL  
Owner Zip Code: 33614  
Work Phone:  
Home Phone: (813) 536-1442

Facility Contact Name: Talavera Community Development District  
Work Phone:  
Home Phone: (813) 536-1442

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

[Environmental Health Division - Account Information Copy]



State of Florida  
Department of Health  
Notification of Fees Due

Identification Number: 51-60-1731622  
For: Swimming Pools Public Pool > 25000 Gallons  
To: **Talavera Community Development District**  
3434 Colwell Ave Ste 200  
Tampa, FL 33614

Billing Code: 51-BID-7815477  
Fee Amount: \$305.00

Total Amount Due: \$305.00  
Payment Due 06/30/2025 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.  
[Business Office - Cashiering & Accounting Copy]



# State of Florida Department of Revenue

[DOR Home](#)[e-Services Home](#)[Print Page](#)[Contacts](#)[Logout](#)[Sales Tax - Click for Help](#) NODE: 4

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

**Access Source: 61-8017594644-7****Confirmation Number: 250711060094**

DR-15

Certificate Number

Collection Period

Confirm Date and Time

61-8017594644-7

04/2025 - 06/2025

07/11/2025 11:57:07 AM ET

**Location Address**

5844 OLD PASCO RD STE 100  
WESLEY CHAPEL, FL 33544-4010

TALAVERA COMMUNITY DEVELOPMENT  
DISTRICT  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

**Contact Information**

Name

Bernard Wercinski

Phone

( 813 ) 553 - 2950

Email

bwercinski@rizzetta.com

Debit Date:

7/14/2025

Amount for Check:

\$52.34

**RECEIVED**  
07/16/25

Bank Routing Number:

Bank Account Number:

Bank Account Type:

Checking

Corporate/Personal:

Corporate

Name on Bank Account:

TALAVERA  
COMMUNITY  
DEVELOPMENT  
DISTRICT

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

<b>Signature:</b>	<b>Talavera CDD</b>
<b>Phone Number:</b>	<b>904-436-6270</b>
<b>Email Address:</b>	<b>bwerkinski@rizzetta.com</b>

	Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity		\$ 327.10	\$ 0.00	\$ 327.10	\$ 29.43
B. Taxable Purchases				\$ 0.00	\$ 0.00
C. Commercial Rentals		\$ 420.56	\$ 0.00	\$ 420.56	\$ 22.91
C(a). Less Sales Tax Scholarship Credits					\$ 0.00
D. Transient Rentals		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
E. Food & Beverage Vending		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

5. Total Amount of Tax Due	\$ 52.34
6. Less Lawful Deductions	\$ 0.00
7. Net Tax Due	\$ 52.34
8. Less Est Tax Pd/DOR Cr Memo	\$ 0.00
9. Plus Est. Tax Due Current Month	\$ 0.00
10. Amount Due	\$ 52.34
11. Less Collection Allowance	\$ 0.00
12. Plus Penalty	\$ 0.00
13. Plus Interest	\$ 0.00
14. Amount Due with Return	\$ 52.34

**You have chosen not to donate your collection allowance to education.**

**Payment you have authorized** 52.34

15(a). Exempt Amount of Items Over \$5000 (included in Column 3)	15(a). \$	0.00
15(b). Other Taxable Amounts <b>NOT</b> Subject to Surtax (included in Column 3)	15(b). \$	0.00
15(c). Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate (included in Column 3)	15(c). \$	0.00
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d). \$	7.47
16. Florida Tax Credit Scholarship Program Motor Vehicle Sales Tax Credits (included in Line 6)	16. \$	0.00
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17. \$	0.00
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18. \$	0.00
19. Taxable Sales from Amusement Machines (included in Line A)	19. \$	0.00
20. Rural or Urban High Crime Area Job Tax Credits	20. \$	0.00
21(a). Scholarship Funding Tax Credit	21(a). \$	0.00
21(b). Film and Entertainment Industry Credit	21(b). \$	0.00
21(c). Economic Energy Zone Credit	21(c). \$	0.00
21(d). Strong Families Tax Credit	21(d). \$	0.00
21(e). New Worlds Reading Initiative Tax Credit	21(e). \$	0.00
21(f). Child Care Tax Credits	21(f). \$	0.00
21. Other Authorized Credits	21. \$	0.00

State Wildlife Trapper  
2103 w rio vista ave  
Tampa, FL 33603 US  
trapperjerry@gmail.com



INVOICE

**BILL TO**  
Talavera CDD  
343 Colwell Avenue  
Suite 200  
Tampa, FL 33614

**INVOICE #** 2048  
**DATE** 07/15/2025  
**DUE DATE** 08/01/2025  
**TERMS** Net 15

ACTIVITY	QTY	RATE	AMOUNT
State Wildlife Service Monthly service: July 2025	1	1,320.00	1,320.00
6 Traps in use			
Note: We are doing everything possible to eliminate the mole population on this property.			

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

A late fee of 15% late fee will be applied if not paid within 10 days from date.

If you have any questions concerning this invoice, please contact: Jerry Richardson  
Phone 813-390-9578  
Email - trapperjerry@gmail.com

A 30-day notice is required to terminate trapping service in writing.  
Termination fees may apply.

SUBTOTAL 1,320.00  
TAX 0.00  
TOTAL 1,320.00  
BALANCE DUE

**\$1,320.00**  
**RECEIVED**  
07/15/2025

Mike Currie Electric, Inc.

## Invoice

4311 Grand Blvd

New Port Richey, FL 34652 US

7278425723

www.MikeCurrieElectric.com



**BILL TO**

Talavera Amenity Center  
c/o Rizzetta and Company  
Mgmt  
18955 Rococo Rd.  
Spring Hill, FL

**SHIP TO**

Talavera Amenity Center  
c/o Rizzetta and Company  
Mgmt  
18955 Rococo Rd.  
Spring Hill, FL

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
8452	06/19/2025	\$172.50	07/19/2025	Net 30	

**DESCRIPTION**

**AMOUNT**

Service Call to investigate electrical issues with the Splash Pad Chiller.

172.50

Found tripping 100 Amp, 3 Pole and 60 Amp, 2 Pole Breakers. Found that the circuits are overloaded.

Proposal to follow to run new wiring as required to correct the issue.

BALANCE DUE

**\$172.50**

**RECEIVED**  
07/22/2025

Pay invoice

Thank You for Your Business!

FL State License EC-13007888





# NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue  
Lutz, FL 33549

## Pest Control Division

Office: 813.968.7031

Toll Free:

888.908.8388

www.nvirotect.com

## INVOICE

Talavera CDD  
12620 US Hwy 41  
C/O Rizetta & Company @5844 Old Pasco Road, Suite  
100  
Spring Hill, FL 34610  
Date: 7/16/25

Account Number: 11134

Invoice Number: 367144

Previous Balance: \$0.00

General Household Pests \$70.00

Sales Tax: \$0.00

Service Amount: \$70.00

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!\*

10% Discount with yearly Prepayment!\*

RECEIVED  
07/17/25

Check /Cash: \_\_\_\_\_

Technician(s): Nate

\* Exclusions apply. Call office for details.

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input checked="" type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input type="checkbox"/> Rodent Control
<input checked="" type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

### General Pest

- ☐ Acrobat Ants
- ☐ Argentine Ants
- ☐ Bed Bugs
- ☐ Carpenter Ants
- ☐ Crazy Ants
- ☐ Drain Flies
- ☐ Fire Ants
- ☐ Fleas
- ☐ German Roaches
- ☐ Ghost Ants
- ☐ Mosquitos
- ☐ Mud Daubers
- ☐ Pantry pests
- ☐ Paper Wasps
- ☐ Pharaoh Ants
- ☒ Preventative
- ☒ Roaches
- ☐ Silverfish
- ☒ Spiders
- ☐ Ticks
- ☐ White Foot Ants

### Treatment

- ☐ Advion Ant Bait Station .1%
- ☐ Advion Ant Gel Bait .05%
- ☐ Advion Roach Bait Stn .5%
- ☐ Advion Roach Gel Bait .6%
- ☐ Alpine Aerosol .25%
- ☒ Biozyme
- ☒ CM Insect Monitors
- ☐ Dekko Silver Fish Paks 20%
- ☐ D-Fense Dust .05%
- ☐ Gentrol Liquid 9%
- ☒ Inspection
- ☐ Maxforce Quantum .03%

Alpine wsh

- ☐ Niban FG 5%
- ☒ Nyguard IGR 10%
- ☐ Onslaught 6.4%
- ☒ Perimeter Sweep
- ☐ Taurus .06%
- ☐ Talstar Xtra .25%
- ☐ Transport GHP .11%
- ☐ Transport Mikron .11%
- ☐ Vector Bio 5
- ☐ Wasp Freeze .1%
- ☐ Web Out 10.5%
- ☒ Talstar P

### Rodent Control

- ☐ Mice
- ☐ Rats
- ☐ \_\_\_\_\_

### Treatment

- ☐ CM Rat Snap Traps
- ☐ Contrac Blox Bait .005%
- ☐ Final Blox Bait .005%
- ☐ Rodent Bait Stations
- ☐ T-Rex Rat Snap Traps
- ☐ Victor Glue Boards

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Paperless Billing.

Instructions: \_\_\_\_\_

## **Talavera Community Development District**

---

DISTRICT OFFICE · 3434 Colwell Ave. · SUITE 200 · Tampa, FLORIDA 33614

### **Check Request**

Amount: \$243.00

Date: 6/13/25

Payable to: Pasco County Utilities

Address: PO Box 2139  
New Port Richey, FL 34656

Reason: Open new account for water meter at 12995  
Conquistador Loop. Meter # is 190492067.

Requester: Sean Craft

Directions for check: Mail check to District Office at 5844 Old  
Pasco Rd., Wesley Chapel, FL 33544



PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES  
NEW PORT RICHEY  
DADE CITY

(813) 235-6012  
(727) 847-8131  
(352) 521-4285

UtilCustServ@MyPasco.net  
Pay By Phone: 1-855-786-5344



176 0 1  
22-70346

TALAVERA CDD

Service Address: **18955 ROCOCO ROAD**

Bill Number: 22643227

Billing Date: 7/3/2025

Billing Period: 5/16/2025 to 6/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges  
take effect Oct. 1, 2025.**

Account #	Customer #
0940045	01366786
Please use the 15-digit number below when making a payment through your bank	
094004501366786	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328663	5/16/2025	3205	6/16/2025	3237	31	32

#### Usage History

	Water
June 2025	32
May 2025	21
April 2025	23
March 2025	27
February 2025	22
January 2025	36
December 2024	49
November 2024	44
October 2024	32
September 2024	35
August 2024	46
July 2024	17

#### Transactions

Previous Bill	329.35
Payment 06/23/25	-329.35 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Water	
Water Base Charge	39.80
Water Tier 1 25.0 Thousand Gals X \$2.10	52.50
Water Tier 2 7.0 Thousand Gals X \$3.34	23.38
Sewer	
Sewer Base Charge	99.71
Sewer Charges 32.0 Thousand Gals X \$6.94	222.08
<b>Total Current Transactions</b>	<b>437.47</b>
<b>TOTAL BALANCE DUE</b>	<b>\$437.47</b>

Annual Water Quality Report: The 2024 Consumer Confidence  
Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a  
paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account #	0940045
Customer #	01366786
Balance Forward	0.00
Current Transactions	437.47

<b>Total Balance Due</b>	<b>\$437.47</b>
<b>Due Date</b>	<b>7/21/2025</b>

10% late fee will be applied if paid after due date

**The Total Due will be electronically  
transferred on 07/21/2025.**

TALAVERA CDD  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

013667863094004502264322700000437477

**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

# Invoice

Date	Invoice #
7/2/2025	INV0000100464

**Bill To:**

TALAVERA CDD (Gowers Corner)  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

RECEIVED  
06/27/25

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
July	Upon Receipt	00240

[illegible]

**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

# Invoice

Date	Invoice #
7/3/2025	INV0000100582

**Bill To:**

Talavera CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

RECEIVED  
07/03/25

Services for the month of	Terms	Client Number
July	Upon Receipt	00048

[illegible]



**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

# Invoice

Date	Invoice #
7/1/2025	INV0000100644

**Bill To:**

Talavera CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

RECEIVED  
07/10/25

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
June	Upon Receipt	00048

[illegible]

Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Invoice

Date	Invoice #
7/18/2025	INV0000100698

Bill To:

Talavera CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

RECEIVED  
07/17/25

Services for the month of	Terms	Client Number
July	Upon Receipt	00048

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$3,892.59	\$3,892.59
		Subtotal	\$3,892.59
		Total	\$3,892.59

Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Invoice

Date	Invoice #
7/25/2025	INV0000101157

Bill To:

TALavera CDD (Gowers Corner)  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00240

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	\$1,137.38	\$1,137.38
Subtotal			\$1,137.38
Total			\$1,137.38

RECEIVED  
07/25/25



# INVOICE

Page: 1

## Please Remit Payment to:

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI181848  
Invoice Date: 7/1/2025

Bill  
To: Talavera CDD  
C/O Rizzetta & Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

Ship  
To: Talavera CDD  
C/O Rizzetta & Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

Ship Via  
Ship Date 7/1/2025  
Due Date 7/31/2025  
Terms Net 30

Customer ID 8664  
P.O. Number  
P.O. Date 7/1/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2025 - 7/31/2025 Talavera Cdd-Lake-ALL Phase D1 Lake All Phase A2A1 & 2A2 (12 Lakes) - Talavera CDD		1	1	2,783.64	2,783.64

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 2,783.64

RECEIVED  
07/01/25

**Subtotal:** 2,783.64  
Invoice Discount: 0.00  
Total Sales Tax 0.00  
Payment Amount: 0.00  
**Total:** 2,783.64



# INVOICE

Page: 1

## Please Remit Payment to:

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI187657  
Invoice Date: 7/22/2025

Bill

To: Talavera CDD  
C/O Rizzetta & Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

Ship

To: Talavera CDD  
C/O Rizzetta & Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

Ship Via  
Ship Date 7/22/2025  
Due Date 8/21/2025  
Terms Net 30

Customer ID 8664  
P.O. Number  
P.O. Date 7/22/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Water Quality Restoration (Alum, Phoslock, Etc) One-Time Service Talavera CDD - Site 560P ALUM		1	1	2,650.00	2,650.00

RECEIVED  
07/22/2025

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 2,650.00

**Subtotal:** 2,650.00  
Invoice Discount: 0.00  
Total Sales Tax 0.00  
Payment Amount: 1,325.00  
**Total:** 1,325.00



June 21, 2025

Invoice Number: 1416975062125  
Account Number: 8337 13 062 1416975  
Security Code:  
Service At: 18955 ROCOCO RD

SPRING HILL FL 34610-0159

Auto Pay Notice

**RECEIVED**  
JUN 30 2025

## NEWS AND INFORMATION

**Contact Us**Visit us at SpectrumBusiness.net  
Or, call us at 855-252-0675**Summary**Service from 06/21/25 through 07/20/25  
details on following pages

Previous Balance	431.00
Payments Received -Thank You!	-431.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	82.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	80.00
Other Charges	0.00
Current Charges	\$332.00
YOUR AUTO PAY WILL BE PROCESSED 07/08/25	
<b>Total Due by Auto Pay</b>	<b>\$332.00</b>

**IMPORTANT BILLING UPDATE**

Effective with this statement the Franchise Fee, Public Education and Government Channel (PEG) Fee and/or State and Local Sales Taxes have changed. You can find these fees in the "Taxes, Fees and Charges" section of your bill.

Spectrum collects these fees on behalf of your Local Government or Municipality - no portion is kept by Spectrum.

Call 1-833-587-0726 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.**Spectrum**  
BUSINESS4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 21 06222025 NNNNNNNN 01 001123 0004Talavera ccd  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

June 21, 2025

Talavera ccd

Invoice Number: 1416975062125  
Account Number: 8337 13 062 1416975  
Service At: 18955 ROCOCO RD  
SPRING HILL FL 34610-0159**Total Due by Auto Pay** **\$332.00**CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833713062141697500332007

June 21, 2025

Invoice Number: Talavera ccd  
 Account Number: 1416975062125  
 Security Code: 8337 13 062 1416975

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 21 06222025 NNNNNNNN 01 001123 0004

**Charge Details**

Previous Balance	431.00
EFT Payment 06/08	-431.00
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 06/21/25 will appear on your next bill.

Service from 06/21/25 through 07/20/25

**Spectrum Business™ TV**

Spectrum Receiver	14.00
Broadcast TV Surcharge	28.00
Spectrum Business TV	40.00
<b>Total</b>	<b>\$82.00</b>

Spectrum Business™ TV Total	\$82.00
-----------------------------	---------

**Spectrum Business™ Internet**

Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Gig	180.00
Promotional Discount	-30.00
<b>Total</b>	<b>\$170.00</b>

Spectrum Business™ Internet Total	\$170.00
-----------------------------------	----------

**Spectrum Business™ Voice**

Spectrum Business Voice	50.00
Promotional Discount	-10.00

Your promotional price will expire on 05/12/26

Spectrum Business Voice	50.00
Promotional Discount	-10.00

Your promotional price will expire on 05/12/26

**Spectrum Business™ Voice Continued****\$80.00**

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

Spectrum Business™ Voice Total	\$80.00
--------------------------------	---------

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

<b>Current Charges</b>	<b>\$332.00</b>
<b>Total Due by Auto Pay</b>	<b>\$332.00</b>

**Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](http://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Continued on the next page....

Local Spectrum Store: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)



For questions or concerns, please call 1-866-519-1263.



Talavera ccd  
Invoice Number: 1416975062125  
Account Number: 8337 13 062 1416975  
Security Code:

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0875**

8633 2380 NO RP 21 06222025 NNNNNNNN 01 001123 0004

**Insufficient Funds Payment Policy** - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**Complaint Procedures:** If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

**Video Closed Captioning Inquiries** - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email [closedcaptioningsupport@charter.com](mailto:closedcaptioningsupport@charter.com).

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4936**, call **1-877-276-7432** or email [closedcaptioningissues@charter.com](mailto:closedcaptioningissues@charter.com).

**Spectrum Business Voice** - provided by Charter Communications Operating, LLC's voice subsidiaries.



June 21, 2025

Invoice Number:  
Account Number:  
Security Code:

Talavera ccd  
1416975062125  
8337 13 062 1416975

**Spectrum**  
**BUSINESS**

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 21 06222025 NNNNNNNN 01 001123 0004



# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-01542P

Date 07/25/2025

**Attn:**  
Talavera CDD Rizzetta  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-01542P

\$164.06

### Notice of Public Hearing

**RE:** Talavera Board of Supervisors Meeting on August 20, 2025

**Published:** 7/25/2025

**RECEIVED**  
07/24/2025

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

**Total**

**\$164.06**

Payment is expected within 30 days of the  
first publication date of your notice.

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

#### Notice of Public Hearing and Board of Supervisors meeting of the Talavera Community Development District

The Board of Supervisors (the "Board") of the Talavera Community Development District (the "District") will hold a public hearing and a meeting on August 20, 2025, at 6:00p.m. at the Talavera Amenity Center located at 18955 Rooney Road, Spring Hill, Florida 34610.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.talaveracdd.org>, or may be obtained by contacting the District Manager's office via email at [serafr@rizzetta.com](mailto:serafr@rizzetta.com) or via phone at (813) 994-1001.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

#### TALAVERA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$1,000,427.00
COLLECTION COSTS @ 2%	\$81,523.98
EARLY PAYMENT DISCOUNT @ 4%	\$63,847.96
TOTAL O&M ASSESSMENT	\$1,596,198.94

LOT SIZE	UNITS	FY 2025/2026 O&M PER LOT	I N C R E A S E FROM PREVI- OUS YEAR
Single Family(all sizes)	798	\$2,000.25	\$250.88
TOTAL UNITS	798		

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sean Craft  
District Manager



July 28, 2025

25-01342P

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

#### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

**Withlacoochee River Electric Services**  
**for Talavera CDD**

Period Covered: 06/03/25 - 07/02/25 Auto Draft

Bill Date: 07/08/25

<b>Account #</b>	<b>Amount</b>	<b>Due Date</b>	<b>Service Address</b>	<b>GL Code</b>	<b>Object Code</b>
1707187	\$ 57.27	7/29/2025	12581 US Hwy 41-Spot Lights	53100	4307
1707189	\$ 8,120.66	7/29/2025	12581 US Hwy 41- Street Lights	53100	4307
1707190	\$ 856.03	7/29/2025	18955 Rococo Rd-Cabana	53100	4301
1707191	\$ 276.00	7/29/2025	18935 Rococo Rd-Ir Well	53100	4301
1707192	\$ 46.18	7/29/2025	18955 Rococo Rd-Mail	53100	4301
<b>Total Auto Pay</b>				<b>\$ 9,356.14</b>	

**Electric Summary 06/24**

53100-4301	\$ 1,178.21
53100-4307	\$ 8,177.93
	<b>\$ 9,356.14</b>



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1707187** Cycle **04**  
Meter Number 71994262  
Customer Number 10469497  
Customer Name TALAVERA COMM DEV DIST

Bill Date **07/08/2025**  
Amount Due **57.27**  
Current Charges Due **07/29/2025**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 12581 US HIGHWAY 41  
Service Description SPTLGT  
Service Classification General Service Non-Demand

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jul 2025	29	5
Jun 2025	32	6
Jul 2024	28	6

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 4 6 9 4 9 7

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/03	07/02		26466				159

Previous Balance 62.21  
Payment 62.21CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 159 KWH @ 0.06090 9.68  
Fuel Adjustment 159 KWH @ 0.04400 7.00  
FL Gross Receipts Tax 1.43

Total Current Charges 57.27  
Total Due E.F.T. 57.27

RECEIVED  
07/25/25

DO NOT PAY

Total amount will be electronically transferred on or after 07/25/2025.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/08/2025

District: BP04

Use above space for address change ONLY.

1707187 BP04  
TALAVERA COMM DEV DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025
TOTAL CHARGES DUE 57.27
DO NOT PAY

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Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1707189** Cycle **04**  
Meter Number  
Customer Number 10469497  
Customer Name **TALAVERA COMM DEV DIST**

Bill Date **07/08/2025**  
Amount Due **8,120.66**  
Current Charges Due **07/29/2025**

District Office Serving You  
Bayonet Point

Service Address **PUBLIC LIGHTING**  
Service Classification **Public Lighting**

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
--------	------	---------

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 4 6 9 4 9 7

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Previous Balance **8,120.66**  
Payment **8,120.66CR**  
Balance Forward **0.00**

Light Energy Charge	120.10
Light Support Charge	238.99
Light Maintenance Charge	1,995.59
Light Fixture Charge	2,449.56
Light Fuel Adj 9,766 KWH @ 0.04400	429.71
Poles (QTY 273)	2,866.50
FL Gross Receipts Tax	20.21

Total Current Charges **8,120.66**  
Total Due **E.F.T. 8,120.66**

**RECEIVED**  
07/25/25

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	212 169	306 71	456 33	960 273

**DO NOT PAY**

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P.O. Box 278 • Dade City, Florida 33526-0278

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**Bill Date: 07/08/2025**

Use above space for address change ONLY.

District: BP04

**1707189** **BP04**  
TALAVERA COMM DEV DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after <b>07/25/2025</b>
<b>TOTAL CHARGES DUE 8,120.66</b>
<b>DO NOT PAY</b>

000170718900081206600081206605



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1707190** Cycle **04**  
Meter Number **59444905**  
Customer Number **10469497**  
Customer Name **TALAVERA COMM DEV DIST**

Bill Date **07/08/2025**  
Amount Due **856.03**  
Current Charges Due **07/29/2025**

District Office Serving You  
Bayonet Point

Service Address **18955 ROCOCO RD**  
Service Classification **General Service Demand**

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/03	62015	07/02	70046		26.05	26	8031

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Jul 2025	29	277
Jun 2025	32	332
Jul 2024	28	417

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 4 6 9 4 9 7

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Previous Balance **1,181.68**  
Payment **1,181.68CR**  
Balance Forward **0.00**

Customer Charge **44.16**  
Demand Charge 26 KW @ 6.65000 **172.90**  
Energy Charge 8,031 KWH @ 0.03290 **264.22**  
Fuel Adjustment 8,031 KWH @ 0.04400 **353.36**  
FL Gross Receipts Tax **21.39**

Total Current Charges **856.03**  
Total Due **856.03** E.F.T.

**RECEIVED**  
07/25/25



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P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

**Bill Date: 07/08/2025**

District: BP04

Use above space for address change ONLY.

**1707190** **BP04**  
TALAVERA COMM DEV DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/25/2025**  
**TOTAL CHARGES DUE 856.03**  
**DO NOT PAY**

000170719000008560300008560303





Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1707191** Cycle **04**  
Meter Number **54541262**  
Customer Number **10469497**  
Customer Name **TALAVERA COMM DEV DIST**

Bill Date **07/08/2025**  
Amount Due **276.00**  
Current Charges Due **07/29/2025**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 18935 ROCOCO RD  
Service Description IRWELL  
Service Classification General Service Non-Demand

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jul 2025	29	76
Jun 2025	32	79
Jul 2024	28	57

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 4 6 9 4 9 7

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/03	07/02	06/03	96035				2192

Previous Balance 311.19  
Payment 311.19CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 2,192 KWH @ 0.06090 133.49  
Fuel Adjustment 2,192 KWH @ 0.04400 96.45  
FL Gross Receipts Tax 6.90

Total Current Charges 276.00  
Total Due E.F.T. 276.00

RECEIVED  
07/25/25



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/08/2025

District: BP04

Use above space for address change ONLY.

1707191 BP04  
TALAVERA COMM DEV DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	07/25/2025
TOTAL CHARGES DUE	276.00
DO NOT PAY	

000170719100002760000002760004



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1707192** Cycle **04**  
Meter Number 73673266  
Customer Number 10469497  
Customer Name TALAVERA COMM DEV DIST

Bill Date **07/08/2025**  
Amount Due **46.18**  
Current Charges Due **07/29/2025**

District Office Serving You  
Bayonet Point

Service Address 18955 ROCOCO RD  
Service Description MAIL  
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/03	11042	07/02	11098				56

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jul 2025	29	2
Jun 2025	32	2
Jul 2024	28	2

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 4 6 9 4 9 7

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Previous Balance 47.06  
Payment 47.06CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 56 KWH @ 0.06090 3.41  
Fuel Adjustment 56 KWH @ 0.04400 2.46  
FL Gross Receipts Tax 1.15

Total Current Charges 46.18  
Total Due E.F.T. 46.18

RECEIVED  
07/25/25

DO NOT PAY

Total amount will be electronically transferred on or after 07/25/2025.



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P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

Bill Date: 07/08/2025

District: BP04

Use above space for address change ONLY.

1707192 BP04  
TALAVERA COMM DEV DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025	
TOTAL CHARGES DUE	46.18
DO NOT PAY	

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